

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of San Antonio, Bexar County, on Wurzbach Parkway (PA 1502), the State of Texas acquired easement interests in certain land by an instrument recorded in Volume 6942, at Page 1739, of the Official Public Records of Real Property of Bexar County, Texas.

A portion of the easement interests, which portion encumbers the real property described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

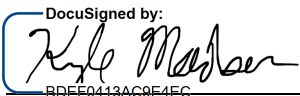
Beitel Creek, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$40,772.16.

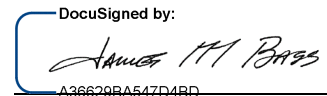
The commission finds \$40,772.16 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to Beitel Creek, Ltd., a Texas limited partnership, for \$40,772.16.

Submitted and reviewed by:

Recommended by:

DocuSigned by:  
  
BDEF0443AC9E4EC...  
Director, Right of Way Division

DocuSigned by:  
  
A36629BA547D4BD...  
Executive Director

116007 April 29, 2021

Minute Number	Date Passed
------------------	----------------

Being 0.520 of an acre of land, more or less;

COMMENCING at the point of intersection of the south right-of-way line of Schertz Road with the west right-of-way line of the Missouri Pacific Railroad, same point being the northeast corner of a 23.844 acre tract as recorded in Volume 7961, Pages 581-585 of the Real Property Records of Bexar County, Texas;

THENCE SOUTH 89 deg 07' 49" West, a distance of 805.56 feet along the said south right-of-way line of Schertz Road to an angle point on the proposed east right-of-way line of P.A.S.S. Project 1502-03 (Wurzbach Parkway);

THENCE along the proposed east right-of-way line of P.A.S.S. Project 1502-03 (Wurzbach Parkway) as follows:

SOUTH 23 deg 44' 42" West, a distance of 379.32 feet to a point of curvature;

SOUTHWESTERLY along the arc of a circular curve to the right, a distance of 602.83 feet, said curve having a radius of 3,065.00 feet, a central angle of 11 deg 16' 08", and a chord bearing of South 29 deg 22' 46" West, a distance of 601.85 feet to a point of tangency;

SOUTH 35 deg 00' 50" West, a distance of 209.22 feet to an angle point;

SOUTH 54 deg 59' 10" East, a distance of 160.00 feet to a 1/2 inch iron pin set at the north corner and point of BEGINNING of this 0.520 of an acre tract;

THENCE SOUTH 54 deg 59' 10" East, a distance of 110.17 feet to a 1/2 inch iron pin set at an angle point;

THENCE SOUTH 29 deg 32' 29" West, a distance of 155.15 feet to a 1/2 inch iron pin set at a point of curvature;

THENCE SOUTHERLY along the arc of a circular curve to the right, a distance of 35.63 feet, said curve having a radial bearing of North 60 deg 27' 31" West, a radius of 471.60 feet, a central angle of 04 deg 19' 41", a chord bearing of South 31 deg 42' 19" West and a chord distance of 35.62 feet to a 1/2 inch iron pin set at an angle point;

THENCE NORTH 54 deg 59' 10" West, a distance of 127.02 feet to a 1/2 inch iron pin set at an angle point;

THENCE NORTH 35 deg 00' 50" East, a distance of 190.00 feet to the place of BEGINNING and containing 0.520 of an acre tract (22,645 square feet) of land, more or less, in Bexar County, Texas.